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Consolidated Plan Overview

*Hearing Information for Development of the
State of Washington's 2015-2019 Consolidated Plan*

November 2014

We Seek Your Feedback!



We need your help in the preparation of the

- 2015-2019 Consolidated Plan and the
- 2015 Annual Action Plan for HUD funds

Your comments will provide input and direction about the needs and priorities during the next five years and the distribution of HUD funds for the next year.

Sign In – so we have your contact information

Public Testimony – following this presentation

Written Comments – via email or mail





Consolidated Plan Overview



Why We Do the Consolidated Plan

- Guides the state's use of funds from HUD
- Serves as the state's application for federal funds*
 - \$11.2 M **CDBG** (Community Development Block Grant)
 - \$ 5.30 M **HOME** (HOME Investment Partnerships)
 - \$ 2.15 M **ESG** (Emergency Solutions Grants)
 - \$ 0.73 M **HOPWA** (Housing Opportunities for Persons with AIDS)

** 2014 funding levels*

- Required every five years (2015-2019)
- Administered by the Washington State Dept. of Commerce
- Program year is July to June



Purpose of the Consolidated Plan



- Benefits low-income households and locations
- Identifies housing and community development needs
- Sets priorities and develops strategies to address local needs
- Contents of the plan must include:
 - ✓ Market Analysis
 - ✓ Needs Assessment
 - ✓ Fair Housing Strategy
 - ✓ 2015 Annual Action Plan



Consolidated Plan Timeline



Data collection	Spring-Fall 2014
Consultation with stakeholders	Spring-Fall 2014
First public hearing	November 2014
Strategic planning	Winter 2015
Draft Consolidated Plan	February 2015
Second public hearing	March 2015
30-day comment period on draft plan	March-April 2015
Plan submitted to HUD	May 2015
Start of program year	July 2015





The Four Programs



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HOME Program Objectives



- Provide decent affordable housing to lower-income households
- Expand the capacity of nonprofit housing providers
- Strengthen the ability of state and local governments to provide housing
- Leverage private-sector participation



HOME Program Results and Achievements



- During the state's 2013 fiscal year, 1,735 individuals received direct housing assistance through Tenant Based Rental Assistance (TBRA)
- Since 1992, the HOME General Purpose program has invested \$163 million to:
 - ✓ Create or preserve 4,107 units of affordable housing located in more than 140 properties
 - ✓ Leverage more than \$340 million in private and public-sector support



Emergency Solutions Grants (ESG)



- Provides homeless assistance services
- Awards funds to states and local governments
- Supports public agencies and nonprofit organizations
- Expanded in 2012 to include:
 - ✓ Homelessness prevention
 - ✓ Rapid re-housing



ESG Results and Achievements



- Local organizations served approximately 4,415 people in 2,018 households from August 2012 to October 2013
- Seventy-nine percent of all households that exited the program during this timeframe moved into permanent and stable housing



Housing Opportunities for Persons with AIDS (HOPWA)



- Serves low-income persons, and their families, living with HIV/AIDS
- Eligible activities:
 - ✓ Facility Based Housing
 - ✓ Tenant Based Rental Assistance
 - ✓ Short-Term Rent, Mortgage and Utility Assistance (STRMU)
 - ✓ Permanent Housing Placement
 - ✓ Short Term Facility/Emergency Housing
 - ✓ Supportive Services
 - ✓ Resource identification
 - ✓ Housing information



HOPWA Results and Achievements



- Provided housing assistance to 321 individuals and 191 family members in 2014.
- Assisted 310 persons to have contact with a primary health care provider.



Community Development Block Grant (CDBG)



- Annual “block” of funds from HUD for local governments:
 - ✓ 70 % to urban (entitlement) city and county CDBG programs
 - ✓ 30 % to states for rural (non-entitlement) towns/cities/counties
- Flexible funds for state and local priorities
- Primarily benefits low- and moderate-income persons

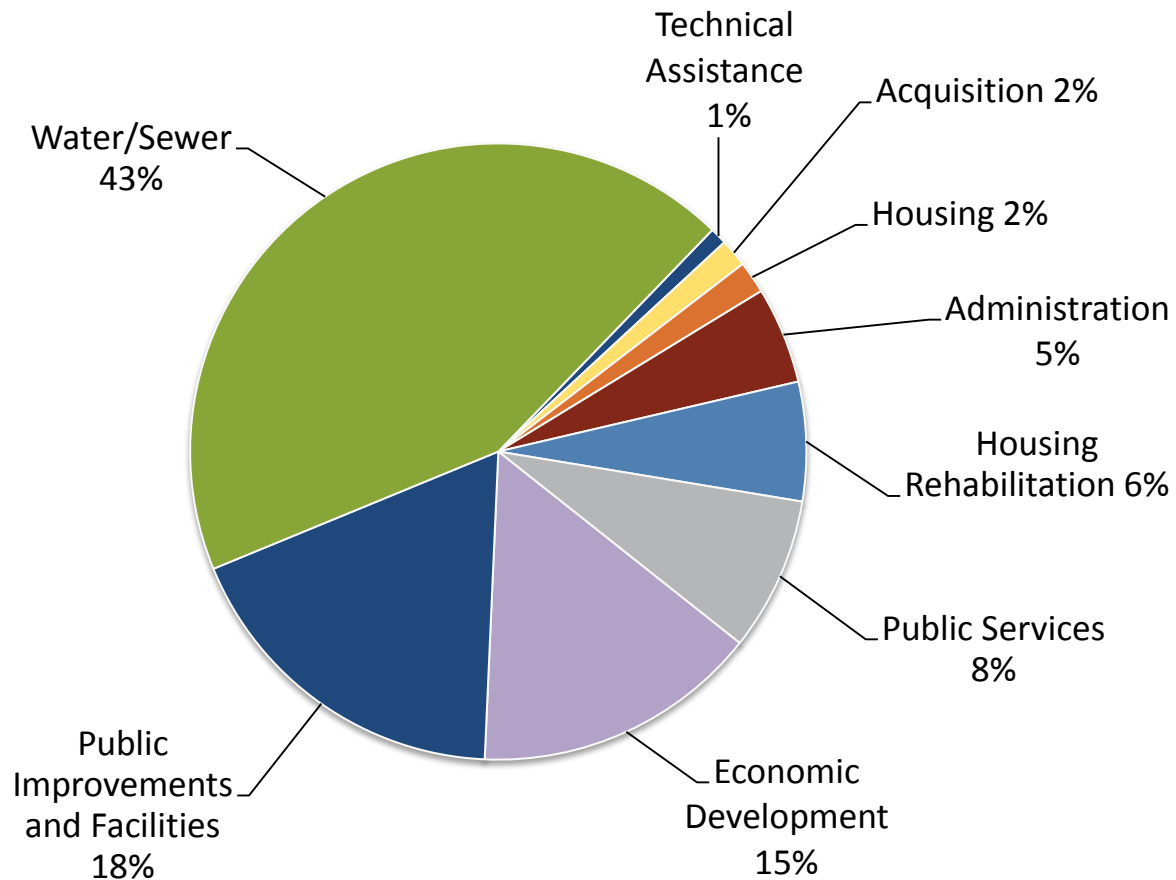


Washington State CDBG Program (Non-Entitlement)

- Serves 161 towns/cities and 32 counties
- Offers six funds for construction, planning, housing, economic development, emergencies and services



CDBG Expenditures 2003 to 2012



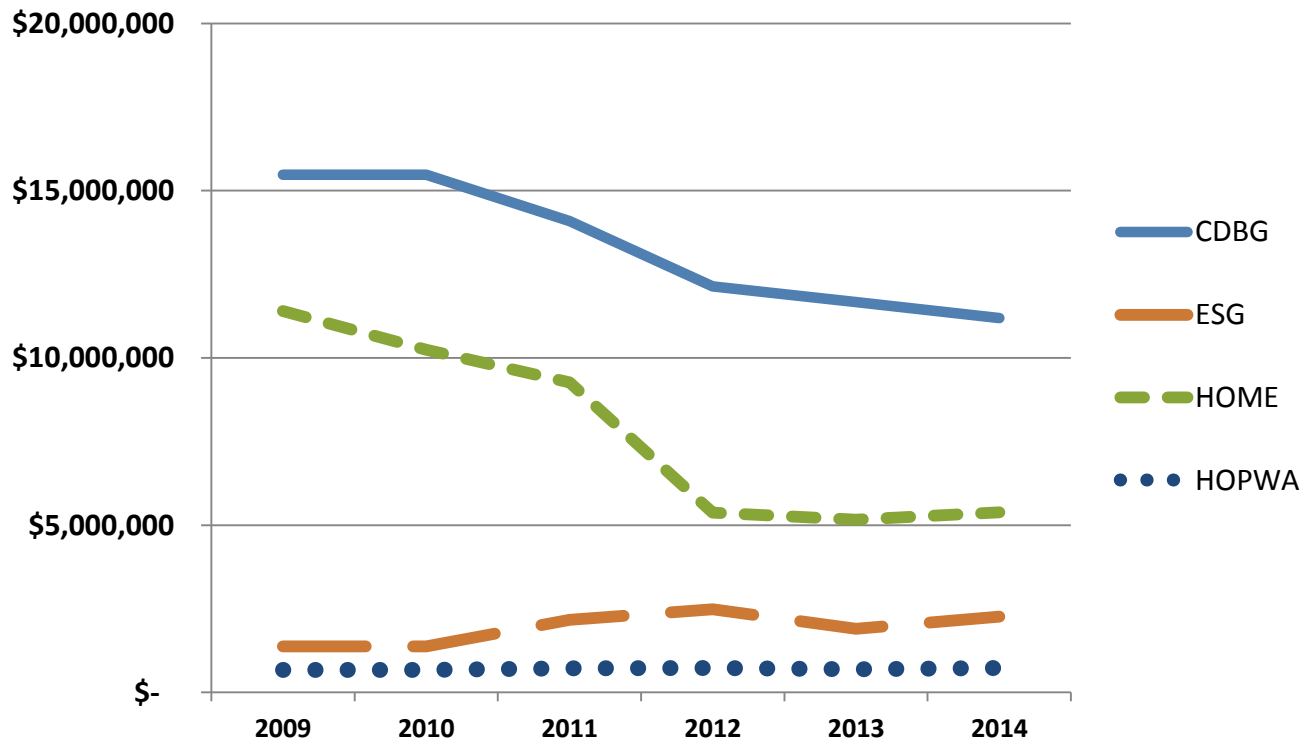


Research and Analysis



Funding Trends

Overall funding has decreased 32.3 percent since 2009



Demographic Trends, 2000 to 2010



Smaller Households: Average household size is decreasing

More Diversity: Racial and ethnic diversity is growing (large increases in the number of Asian and Hispanic/Latino households)

Aging: The population is older (on average) and the senior population increased by 11 percent

Living Alone: Households living on their own increased 6 percent



Economic Trends, 2000 to 2010



Earning Power is Stagnant: Median income grew at about the same rate as inflation

Higher Unemployment: The unemployment rate almost doubled from 5.0 percent to 9.9 percent

More Poverty:

- Poverty among all families increased 19.2 percent
- Poverty among female households with children under 18 increased 15.9 percent



Housing Trends, 2000 to 2010



Rising Housing Costs: Median mortgage costs and median rent both increased almost 50 percent faster than growth in income

Vacancies and Foreclosures increase: Vacant units up by 26 percent

Significant loss of mobile homes: Decreased by 16.5 percent

Increase in substandard housing:

- Units without fuel for heating increased 53.7 percent to 6,700
- Units lacking a complete kitchen increased 59.9 percent to 25,862

Cost Burdened: Roughly 220,000 households paid more than 50 percent of their income for housing in 2011



Fair Housing Analysis, 2007-2014



Data sources

- Inventory of state-level fair housing actions
- Reviewed all local fair housing plans
- Complaint data from:
 - ✓ City of Seattle Office for Civil Rights
 - ✓ King County Office of Civil Rights
 - ✓ Washington Human Rights Commission
 - ✓ City of Tacoma Human Rights and Human Services Dept.
 - ✓ Northwest Fair Housing Alliance

Initial trends

- Significant discrimination encountered on the basis of disability and national origin/language (English not spoken well)



Housing Survey



- Conducted October to November 2014
- Sent to email distribution lists
- Press release and web link provided for broader participation from citizens and interested parties
- Over 700 respondents



CDBG Survey



- Conducted October 2014
- Sent to email distribution list
- Over 60 respondents
- Identifies top rural community development needs

Results

- Top three priorities:
 - ✓ Sewer system improvements
 - ✓ Water system improvements
 - ✓ Transportation improvements



Public Participation



- Central to the Consolidated Plan process
- Does make a difference
- Statistics matter, but they don't tell the whole story
- Includes:
 - ✓ Meetings with municipal staff and service providers
 - ✓ Individual interviews
 - ✓ Consultation with stakeholders
 - ✓ Surveys





Next Steps and Conclusion



Pending Analysis



- Completion of Fair Housing Analysis of Impediments
- Market Analysis
- Needs Assessment



Next Steps



- Prepare Draft Strategic Plan
- Prepare Draft 2015 Action Plan
- Second public hearing on full Draft Consolidated Plan in late February or early March 2015



Additional Background Information

HOME Program

<http://www.commerce.wa.gov/Programs/housing/TrustFund/Pages/HOMEGeneralPurpose.aspx>

CDBG Program

<http://www.commerce.wa.gov/Programs/Infrastructure/CDBG-Program-Overview/Pages/default.aspx>

ESG Program

<http://www.commerce.wa.gov/Programs/housing/Homeless/Pages/EmergencySolutionsGrants.aspx>

HOPWA Program

<http://www.commerce.wa.gov/Programs/housing/Homeless/Pages/HousingOpportunitiesforPeoplewithAIDS.aspx>

Housing Survey Results

<http://www.commerce.wa.gov/Services/researchservices/crae/Pages/default.aspx>

CDBG Survey Results

<http://www.commerce.wa.gov/Services/researchservices/crae/Pages/default.aspx>

2013 Performance Evaluation Report

<http://www.commerce.wa.gov/Documents/CDBG-2013-FINAL-Performance-Evaluation-Report-for-HUD-Programs-B.pdf>



Questions?



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Thank You for Attending!

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